LOT 27
IN OR 2069/1891
LANCEFORD PB 6/356

WATSON JAMES C & DEBORAH O
96019 GRAVEL CREEK DR
YULEE, FL 32097

2025

45-3N-28-121L-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

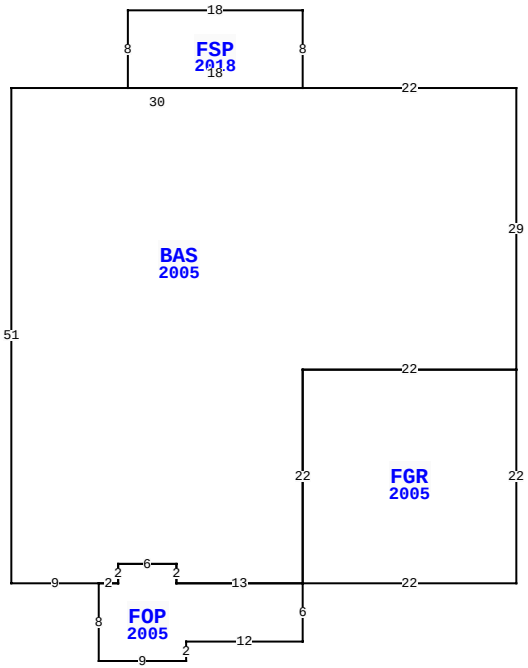
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2005	2,156	311,272
FGR	484	55	2005	266	38,404
FOP	156	30	2005	47	6,786
FSP	144	40	2018	58	8,374
TOTALS	2,940			2,527	364,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,527	120.8550	159.53	403,132	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 2156 HX Base Yr 2017



96019 GRAVEL CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,834
TOTAL MARKET OB/XF VALUE		18,664
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		508,498
SOH/AGL Deduction		225,157
ASSESSED VALUE		283,341
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,619
TOTAL JUST VALUE		508,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509788	H/AC	0	05/01/2005
E14349	CHNGE SRVC	2,000	02/01/2005
P0508956	OTHER	0	02/01/2005
R0507089	REPAIR/RRF	2,200	02/01/2005
B0514353	NEW CONSTR	155,633	02/01/2005
E0413936	ELEC OTHER	1,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/1891	9/02/2016	WD	Q	I	01	285,000
GRANTOR: PROKOPIAK RICHARD E &						
GRANTEE: WATSON JAMES C & DE						
1979/0841	5/13/2015	WD	Q	I	01	260,000
GRANTOR: BEAN RHETT ALLEN & CA						
GRANTEE: PROKOPIAK RICHARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FSP=[YR=2018] N8 W18 S8 E18 $ W30 S51 E9
FOP=[YR=2005] S8 E9 N2 E12 N6 FGR=[YR=2005] E22 N22 W22 S22
$ W13 N2 W6 S2 W2 $ E2 N2 E6 S2 E13 N22 E22N29 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,722.00	SF	4.00	4.00	100	2005	2005	3	84	5,786	
3	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2005	2005	3	84	2,865	
4	1076	TRELLIS A	0	100	13	19	247.00	SF	7.50	7.50	100	2006	2006	3	40	741	
5	0476	VF 6 SBPL	0	100	0	0	215.00	LF	32.00	32.00	100	2017	2017	3	90	6,192	

LAND DESCRIPTION

TOTAL OB/XF 18,664

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS